

27 Birchfield Crescent,  
Dodworth S75 3NZ

OFFERS AROUND  
£140,000



**\*\* NO ONWARD CHAIN\*\* THIS SEMI-DETACHED TWO BEDROOM TRUE BUNGALOW HAS BEEN WELL MAINTAINED OVER THE YEARS AND IS JUST BURSTING WITH POTENTIAL. IT BOASTS SUPERB OUTSIDE SPACE ADDING TO THE POTENTIAL WITH PLENTY OF ROOM TO EXTEND. THERE IS A GARAGE AND DRIVEWAY PARKING.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES

### **CONSERVATORY 10'2" x 8'3"**

You enter the conservatory via a uPVC, glazed door to the side. This is a superb additional space with multi function uses and has electric light, double glazed windows and carpet flooring. A door leads into the main property and into the hallway.



### **HALL 10'2" x 8'6" 'L' shape**

You enter the property via a door from conservatory into the 'L' shape hallway having carpet flooring, a boiler cupboard, single radiator and coving to the ceiling. Internal doors leads to the lounge, kitchen, shower room and both bedrooms.



### **KITCHEN 7'8" x 7'2"**

Compact kitchen located at the front of the property, having a range of matching wall and base units, complimentary rolled worktops with inset stainless steel sink with mixer tap and tiled splashbacks. There is a gas cooker, plumbing for a washing machine, space for a fridge freezer and uPVC double glazed window. There is carpet flooring and an internal door leads to the hallway.



### **LOUNGE 15'7" x 9'1"**

Good size living room with a uPVC double glazed window giving plenty of natural light and overlooking the front garden. There is a fireplace, single radiator, carpet flooring and coving to the ceiling. Glazed double doors lead to the hallway.



### **BEDROOM ONE 10'10" x 9'1"**

Good size double bedroom with excellent storage options having built in double and single wardrobes with overhead storage, bedside cupboard and drawers. There is carpet flooring, a wall mounted radiator and a uPVC double glazed window brings in plenty of natural light. There is pendant lighting and access to the well insulated loft and an internal door leads to the hallway.



### **BEDROOM TWO 8'7" x 8'6" to rear of robes**

A second bedroom, again with good storage having a built in double wardrobe with sliding mirror doors. There is a uPVC double glazed window, carpet flooring and single radiator. There is coving to the ceiling and an internal door leads to the hallway.



### **SHOWER ROOM 6'0" x 5'5"**

The most recently refurbished room, having a three piece suite in white consisting of a double shower enclosure with thermostatic shower, pedestal wash basin with mixer tap and twin flush low level WC. There is a double glazed window with obscure glass, full height tiling to two walls plus splash areas and tiled flooring. There is a single radiator, storage cupboard and an internal door leads to the hallway.



## **EXTERNALLY**

Excellent outside space, starting with the driveway giving off road parking for multiple cars and leading to the detached garage. A gate gives access to the side garden which is a combination of patio, lawn, raised bed and vegetable patch plus there is a door into the garage. Beyond the shed there is another lawn area with mature plants and shrubs with access round the side of the conservatory to the larger, enclosed patio area to the rear.



**~ Material Information ~**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: BARNSELEY Band B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Drive and garage

RIGHTS AND RESTRICTIONS: NONE

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

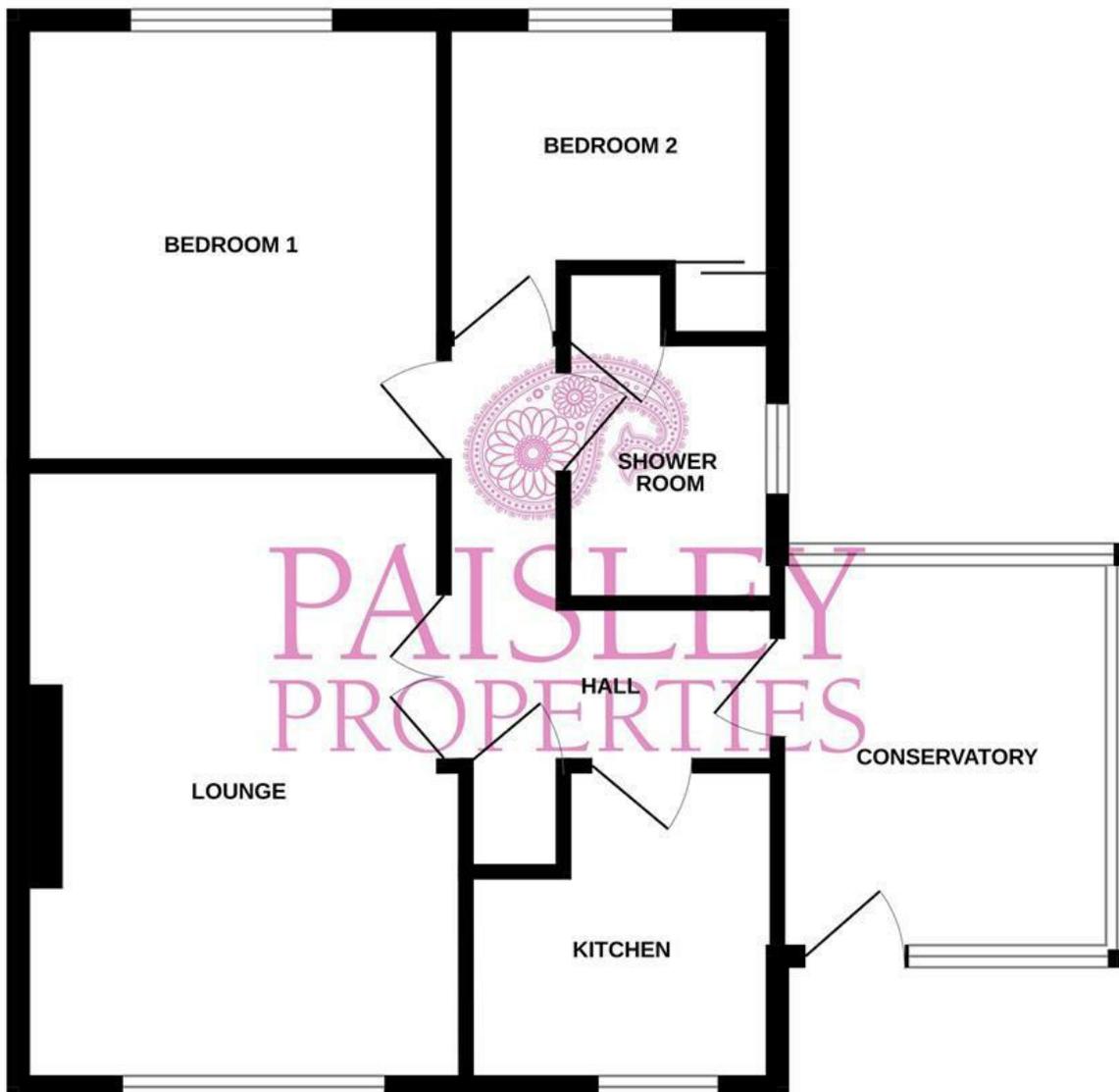
**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

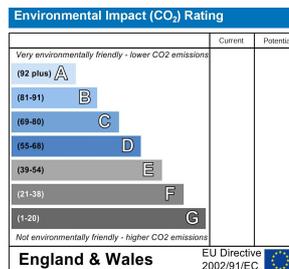
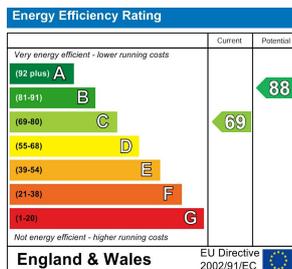
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

**Almondbury Office:**  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

**Mapplewell Office:**  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

